



## Staff Report for Council Meeting

**Date:** December 6, 2023

**Report Number:** SRPBS.23.024

**Department:** Planning and Building Services Department

**Division:** Development Planning

**Subject:** Request for Approval - Private Street Naming  
Application - Life Construction Inc. - City File  
AA-23-0035

---

### Owner:

Life Construction Inc.  
3985 Highway 7 East, Unit 202  
Markham Ontario  
L3R 2A2

### Applicant:

Tarek Rizkallah  
Times Group Corporation  
3985 Highway 7 East, Unit 202  
Markham Ontario  
L3R 2A2

### Location:

**Legal Description:** Part of Lot 29, Concession 2, E.Y.S.  
**Municipal Addresses:** 11280 Leslie Street

### Purpose:

A request for approval to assign three (3) street names from the Council Approved Street Name List to the private streets to be established as part of the proposed residential development to be constructed on the subject lands.

### Recommendation(s):

- a) That Staff Report SRPBS.23.024 regarding a Private Street Naming Application submitted by Life Construction Inc. for the lands known as Part of Lot 29, Concession 2, E.Y.S. (Municipal Address: 11280 Leslie Street) be approved subject to the following:

## Page 2

- (i) That the proposed private streets Grimsby Lane (P), William Fisher Lane (P), and Carlow Lane (P) be approved in accordance with SRPBS.23.024; and,
- (ii) That staff be directed to bring forward a by-law to implement the approval of the street names in accordance with SRPBS.23.024.

### Contact Person:

Francesco Caparelli, Planning Technician – Site Plans, phone number 905-747-6531  
Sandra DeMaria, Manager of Development – Site Plans, phone number 905-771-6312

### Report Approval:

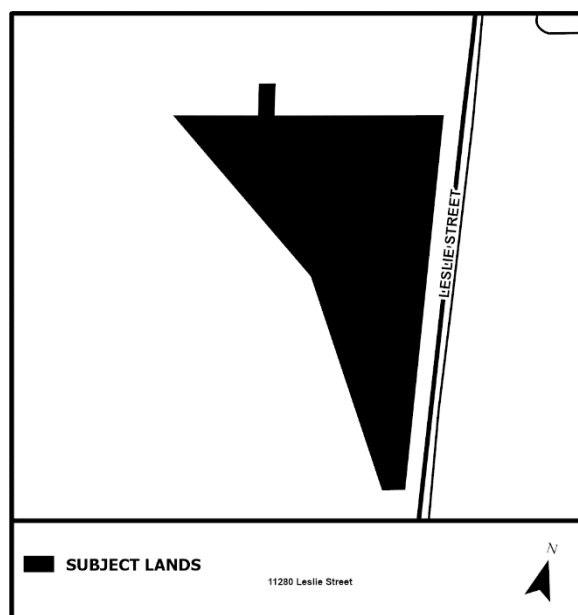
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Building Services  
Department

**Approved by:** Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and City Manager. Details of the reports approval are attached.

### Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under “Contact Person” above



## Page 3

### Background:

Applications for Zoning By-law Amendment and Site Plan Approval (City Files D02-17016 and D06-17040) were submitted to the City on June 2, 2017 to facilitate the development of a medium density residential development comprised of 112 townhouse units, visitor parking areas, landscaped amenity areas, a private road network and a stormwater management pond on the subject lands. The Zoning By-law Amendment application was approved on April 13, 2022 and the related Site Plan application is still under review and awaiting a revised submission from the applicant in order to address outstanding technical comments from internal departments.

In accordance with the provisions of the City's *Municipal Street Naming and Addressing Guide*, the private streets to be constructed within the development are to be named through the enactment of a by-law. Accordingly, the purpose of this report is to seek Council's approval of the subject Private Street Naming Application.

### Site Location and Adjacent Uses:

The subject lands are located on the west of Leslie Street, south of 19th Avenue within the North Leslie Secondary Plan Area. The lands have a total lot area of 3.09 hectares (7.63 per acres) and approximately 265.00 metres of frontage along Leslie Street. The lands abut a draft approved residential development to the north (City File D03-03007), a proposed residential development to the west (City File D03-18003), a single detached dwelling to the south, and Leslie Street to the east.

### Owner's Request:

The applicant is seeking Council's approval of its proposal to assign street names to the three (3) private streets to be established as part of the proposed residential development on its land holdings.

### Discussion:

The applicant has submitted a Private Street Naming application and plan that depicts **Grimsby Lane (P)**, **William Fisher Lane (P)**, and **Carlow Lane (P)** as the proposed private street names to be established on the subject lands (refer to Map 3). The applicant's Private Street Naming Application has been circulated to York Region as well as the City's Fire and Emergency Services Division as per the City's standard review process. Both agencies have advised that they have no objections to the proposed private street names. Notwithstanding the above, in accordance with the City's *Municipal Street Naming and Addressing Guide*, proposed street names are to be assessed on the basis of conformity with the policies contained within the Guide. In this regard, Section 1.1 of the Guide requires that:

***"For any new public or private streets within a development, excluding the extension of any existing streets, a minimum of one street and no less than***

## Page 4

**50% of all streets must be assigned a street name(s) from the Approved Street Name List based on the first five priority categories as set out in Section 1.2. This selection excludes approved street name(s) that were proposed by the proponent (i.e. within a development with two new streets, one street must be assigned a name from the five priority categories in Section 1.2.5, and the other street may be assigned a Council approved street name that was proposed by the proponent)."**

Further, at least 50% of the proposed street names must be selected from a minimum of one of the following categories, as outlined in Section 1.2 of the Guide:

- a) Names honouring those who have given their life in public service;**
- b) Charitable Auction Names;**
- c) Names honouring individuals for community service, local historical reasons, national reasons or international reasons;**
- d) Other names, including names that:**
  - Commemorate local history, places, events or culture;**
  - Strengthen neighbourhood identity to reflect the character of the area;**
  - Recognize native wildlife, flora, fauna, natural features;**
  - Recognize communities that contribute to the public life of the City."**

In addition to the above, a minimum of one of the proposed street names within this development is required to be chosen from the category **"honouring those who have given their life in public service"** in accordance with section 1.2 of the Guide which states as follows:

**"Where street names are proposed in a new development, a minimum number of street names honouring those who have given their life in public service, based on the number of streets in the development will be required as follows:**

<b>Number of Private and/or Public Streets Proposed</b>	<b>Minimum Number of Names Required in Accordance with the Above</b>
<b>1 - 4</b>	<b>1 Name</b>

Staff has reviewed the applicant's request in the context of the City's Municipal Street Naming and Addressing Guide and has concluded that the proposed street names meet the above requirements. In this regard, the applicant has submitted a plan that depicts **Grimsby Lane (P)**, **William Fisher Lane (P)**, and **Carlow Lane (P)** as the proposed street names for the private streets to be established on the proposed residential development. It is noted that one of the proposed street names honours the military service of William Fisher and, as such, a poppy will be included on the street sign to commemorate his service. The street names **Grimsby Lane (P)**, **William Fisher Lane (P)**, and **Carlow Lane (P)** have been selected from the City's Approved Street Name

## Page 5

List. Staff has reviewed the application and considers the proposed street names appropriate for the following reasons:

- the street names would facilitate an addressing scheme for the residential dwelling units that would be consistent with the City's municipal addressing policies;
- the street names would apply to the new streets to be established within the proposed residential development and would not affect the established residential development within close proximity of the existing streets in the area; and,
- the suffix Lane (P) is consistent with Council's policy for denoting a private street.

On the basis of the preceding, staff recommends the approval of the applicant's Private Street Naming Application.

### **Financial/Staffing/Other Implications:**

The recommendations of this report do not have any financial, staffing or other implications.

### **Relationship to Council's Strategic Priorities 2020-2022:**

The subject Private Street Naming Application aligns with Council's strategic priority of **Getting around the City** by providing named streets that contribute to the City's road network to allow for increased opportunities for walkability, active transportation and interconnectivity within and beyond the community to transport networks.

### **Climate Change Considerations:**

Climate change considerations are not applicable to this staff report.

### **Conclusion:**

The applicant is seeking Council's approval of its Street Naming Application to assign street names for three (3) private streets to be established within the proposed residential development to be constructed on its land holdings. In consideration of the preceding and on the basis that the proposed street names satisfy all of the requirements as outlined in City's Municipal Street Naming and Addressing Guide, it is recommended that the applicant's request be approved.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call the contact person listed in this document.

- Map 1 Aerial Photograph
- Map 2 Neighbourhood Context
- Map 3 Proposed Street Naming

## Page 6

### Report Approval Details

Document Title:	SRPBS.23.024 - Request for Approval - Private Street Naming Application - Life Construction Inc. - City File AA-23-0035.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Proposed Street Naming.docx
Final Approval Date:	Nov 14, 2023

This report and all of its attachments were approved and signed as outlined below:

**Gus Galanis - Nov 13, 2023 - 5:24 PM**

**Kelvin Kwan - Nov 14, 2023 - 8:50 AM**

**Darlene Joslin - Nov 14, 2023 - 11:36 AM**